

\$599,000 - 11507 16 Avenue, Edmonton

MLS® #E4446425

\$599,000

4 Bedroom, 3.50 Bathroom, 2,117 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to 11507 16 Ave SW in Rutherford-one of SW Edmonton's most sought-after communities. This beautiful 2100+ sqft home sits on a quiet street with a sunny south backyard and large windows that flood the space with natural light. Step into a spacious foyer perfect for welcoming guests, then the open-concept main floor will impress you with a bright living room with a gas fireplace, connecting seamlessly to the kitchen and dining area—modern and practical. There's also a separate laundry room, half bath, and a generous mudroom on this level. Upstairs offers three large bedrooms plus a bonus room. The primary bedroom boasts two walk-in closets and a dream ensuite. The home has been meticulously maintained with many upgrades: professionally finished basement, near-new A/C (2022), HWT (2023), washer & dryer (2023), plus water softener, brand-name furnace, gas stove and more. Close to schools, shopping, and transit. A truly special home you'll love to own!

Built in 2011

Essential Information

MLS® # E4446425

Price \$599,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,117 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 11507 16 Avenue |
| Area | Edmonton |
| Subdivision | Rutherford (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0Z9 |

Amenities

| | |
|-----------|-----------------------------------|
| Amenities | Air Conditioner, Deck, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Water Softener, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 55 |

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